



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **EOP-8-15 EXCHANGE OF PROPERTY BETWEEN TRACTS A-2-4-A AND A-2-4-B OF THE NOW OR FORMER RICHE ROY PROPERTY**

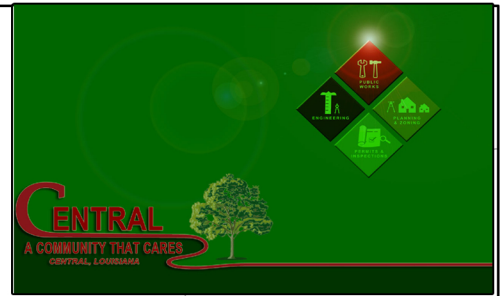
LOCATION This property is located on the north end of Brown Road north of the Dyer Road intersection in Sections 22 & 23 T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Conservation Areas, Restricted Greenspace, Rural/Agriculture
PRESENT ZONING	R/A (Rural/Agricultural)
LOT ID NUMBERS	241620135, 241620134
ENGINEER/SURVEYOR	Benchmark Group/ David Fazekas
APPLICANT	David Fazekas

STAFF COMMENTS

1. **Size** of subject property is approximately 20 acres.
2. **Background** The applicant is requesting to adjust the property lines between two adjoining properties. No additional lots are being created.
3. **Access** Public and Private
4. **Master Plan Statement** The subject property is designated as Conservation Areas, Restricted Greenspace, and Rural/Agriculture land uses on the "City of Central Master Plan". The proposed exchange of property is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** Staff recommends approval of the exchange of property.
6. Scheduled for Planning Commission Meeting on **January 28, 2016**.

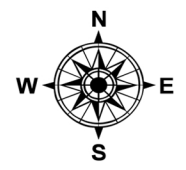




GERTRUDE LANN

EOP-8-15

I WILLIAMS



3

A-2-4-A

B

A-2-3

2-A

A-2-4-B

A-2-2

TR. 2

EMMET C DOUGHERTY (E)

A-1-A

A-2-1

TR. 1

G-1

TR. 2

EMMET C DOUGHERTY (E)

2-A

2-B

F

E-1-D

E-2

G-2

C-1-A

E-1-C

E-1-B

E-1-A

D

A

B-1

DYER RD

F

A-1

B-1

D

E

F

G

H-1

I-1

J-1-A

J-1-B

J-1-C

J-1-D-1

J-2

L

M

N

O

P-2

Q-1-A

P-1

R-1

Q-1-B

S

T

LONGIE WATTS

A

TR. A-1

B

B-2

TR. X-1-A-1

1-A-4

2-A

2-B

3-A

3-B

BRUMFIELD

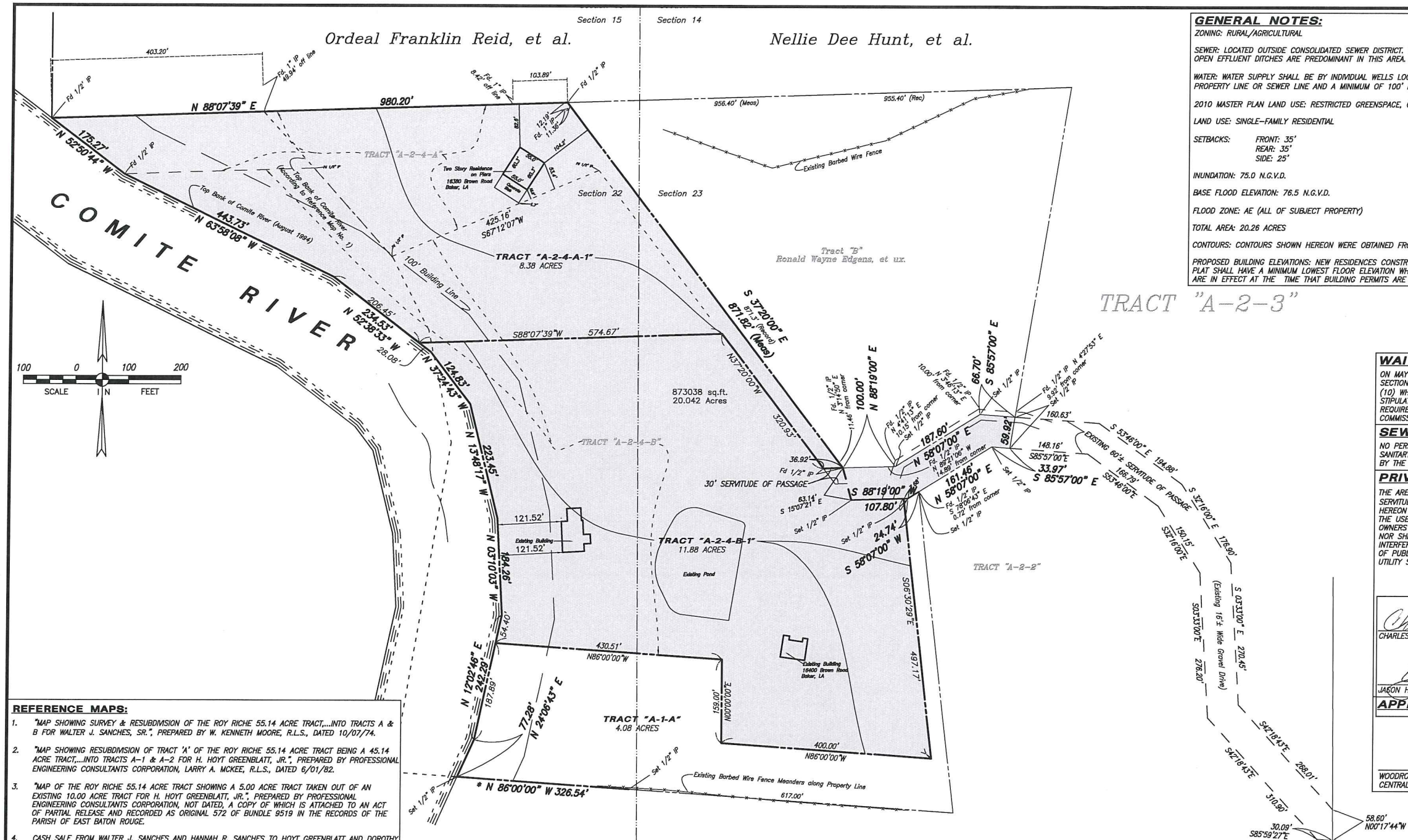
B-1

B-2

East Baton Rouge Parish

EOP-8-15

This map has been compiled from the most accurate source data from the Parish. However, this map is for informational purposes only and is not to be interpreted as a legal document.
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- REFERENCE MAPS:**
- "MAP SHOWING SURVEY & RESUBDIVISION OF THE ROY RICHE 55.14 ACRE TRACT...INTO TRACTS A & B FOR WALTER J. SANCHES, SR.", PREPARED BY W. KENNETH MOORE, R.L.S., DATED 10/07/74.
 - "MAP SHOWING RESUBDIVISION OF TRACT 'A' OF THE ROY RICHE 55.14 ACRE TRACT BEING A 45.14 ACRE TRACT...INTO TRACTS A-1 & A-2 FOR H. HOYT GREENBLATT, JR.", PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS CORPORATION, LARRY A. MCKEE, R.L.S., DATED 6/01/82.
 - "MAP OF THE ROY RICHE 55.14 ACRE TRACT SHOWING A 5.00 ACRE TRACT TAKEN OUT OF AN EXISTING 10.00 ACRE TRACT FOR H. HOYT GREENBLATT, JR.", PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS CORPORATION, NOT DATED, A COPY OF WHICH IS ATTACHED TO AN ACT OF PARTIAL RELEASE AND RECORDED AS ORIGINAL 572 OF BUNDLE 9519 IN THE RECORDS OF THE PARISH OF EAST BATON ROUGE.
 - CASH SALE FROM WALTER J. SANCHES AND HANNAH R. SANCHES TO HOYT GREENBLATT AND DOROTHY S. GREENBLATT DATED THE 20TH DAY OF JANUARY, 1981 AND RECORDED AS ORIGINAL 58 OF BUNDLE 9432.
 - SETTLEMENT OF COMMUNITY BY HOYT GREENBLATT AND DOROTHY S. GREENBLATT DATED THE 30TH DAY OF AUG., 1982 AND RECORDED AS ORIGINAL 573 OF BUNDLE 9519.
 - CASH SALE FROM DOROTHY S. GREENBLATT TO EDWARD ROGERS HARRIS AND LANDER VIRDURE HARRIS DATED THE 19TH DAY OF JANUARY, 1990 AND RECORDED AS ORIGINAL 376 OF BUNDLE 10128.
 - "MAP SHOWING SURVEY OF TRACT 'A-2' BEING A 40.345 ACRE TRACT OF THE ROY RICHE PROPERTY LOCATED IN SECTIONS 22 & 23, T.5 S.- R.1 E., GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR LOUIS GREENBLATT", PREPARED BY FERRIS ENGINEERING & SURVEYING, INC., DARVIN W. FERGUSON, P.L.S., DATED 8/23/94.

BASIS FOR BEARING:
ALL BEARINGS SHOWN HEREON ARE BASED ON *N86°00'00"W AS SHOWN ON REFERENCE MAP #1.

UTILITIES:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES, AND/OR PREVIOUS CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

FLOOD ZONE NOTE:
THIS PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE 'AE' ACCORDING TO THE H.U.D. F.I.R.M. FOR EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY PANEL NUMBER 22033C 0180 E, EFFECTIVE DATE MAY 2, 2008.

NOTES:

- NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- THE CITY OF BATON ROUGE/PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY.
- THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE CITY OF CENTRAL ENGINEERING DIVISION.

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND THAT THIS MAP CONFORMS TO THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

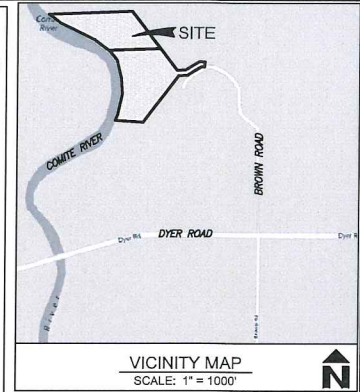
DAVID B. FAZEKAS, P.L.S.
FOR
BENCHMARK GROUP, L.L.C.

12/21/15
DATE

STATE OF LOUISIANA
DAVID B. FAZEKAS
License No. 4755
PROFESSIONAL
LAND SURVEYOR

NOTE:
THIS PLAT REPRESENTS AN EXCHANGE OF PROPERTY. NO NEW LOTS HAVE BEEN CREATED

GENERAL NOTES:
ZONING: RURAL/AGRICULTURAL
SEWER: LOCATED OUTSIDE CONSOLIDATED SEWER DISTRICT. INDIVIDUAL APPROVED TREATMENT SYSTEMS AND OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.
WATER: WATER SUPPLY SHALL BE BY INDIVIDUAL WELLS LOCATED A MINIMUM DISTANCE OF 50' FROM ANY PROPERTY LINE OR SEWER LINE AND A MINIMUM OF 100' FROM ANY SEPTIC TANK OR OPEN SEWER.
2010 MASTER PLAN LAND USE: RESTRICTED GREENSPACE, CONSERVATION AREAS, RURAL/AGRICULTURE
LAND USE: SINGLE-FAMILY RESIDENTIAL
SETBACKS: FRONT: 35'
REAR: 35'
SIDE: 25'
INUNDATION: 75.0 N.G.V.D.
BASE FLOOD ELEVATION: 76.5 N.G.V.D.
FLOOD ZONE: AE (ALL OF SUBJECT PROPERTY)
TOTAL AREA: 20.26 ACRES
CONTOURS: CONTOURS SHOWN HEREON WERE OBTAINED FROM QUAD MAPS AND ARE APPROXIMATE ONLY.
PROPOSED BUILDING ELEVATIONS: NEW RESIDENCES CONSTRUCTED ON THE LOTS BEING CREATED BY THIS PLAT SHALL HAVE A MINIMUM LOWEST FLOOR ELEVATION WHICH CONFORMS TO PARISH ORDINANCES WHICH ARE IN EFFECT AT THE TIME THAT BUILDING PERMITS ARE OBTAINED



WAIVERS:
ON MAY 23, 1994, THE EAST BATON ROUGE PARISH PLANNING COMMISSION APPROVED THE WAIVER OF SECTION 7:4 WHICH PROVIDES THAT ALL LOTS FRONT ON A PUBLIC STREET AND SECTION 7:9, PARAGRAPH (10) WHICH PROVIDES FOR CONSTRUCTION STANDARDS FOR A PRIVATE ACCESS SERVITUDE WITH THE STIPULATION THAT THERE BE NO FURTHER RESUBDIVISIONS UNLESS THE ACCESS SERVITUDE IS BUILT TO THE REQUIRED STANDARDS. THE METROPOLITAN COUNCIL APPROVED THESE WAIVERS WITH THE PLANNING COMMISSIONS RECOMMENDATION ON JUNE 8, 1994.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

PRIVATE DEDICATION:
THE AREA SHOWN ON THIS MAP AND DESIGNATED AS "NEW PRIVATE SERVITUDE OF PASSAGE AND UTILITY SERVITUDE" IS HEREBY DEDICATED AS A PRIVATE MEANS OF PASSAGE FOR THE EXISTING LOTS SHOWN HEREON AND FOR THOSE LOTS BEING CREATED BY THIS RESUBDIVISION. IT IS ALSO BEING DEDICATED FOR THE USE OF PROVIDING UTILITIES, DRAINAGE, SEWAGE REMOVAL AND ANY OTHER PROPER USE FOR THE OWNERS OF THE LOTS SHOWN HEREON. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF THIS SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH IT IS GRANTED. THE CITY OF CENTRAL CITY-PARISH DEPARTMENT OF PUBLIC WORKS HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE SERVITUDE OF PASSAGE AND UTILITY SERVITUDE.

CHARLES HINTON, OWNER
DATE 12/21/15

JASON HINTON, OWNER
DATE 12-21-15

APPROVED:

WOODROW MUHAMMAD, AICP
CENTRAL PLANNING AND ZONING DIRECTOR
DATE

CASE NUMBER: EOP-8-15

Map Showing Exchange of Property
of
TRACTS A-2-4-A & A-2-4-B
of the Roy Riche Property
into
TRACTS A-2-4-A-1 & A-2-4-B-1
Located in Section 22 & 23, Township 5 South, Range 1 East
Greensburg Land District, East Baton Rouge Parish
Louisiana
for
JASON AND CHARLES HINTON

BENCHMARK GROUP, L.L.C.
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE
11328 PENNYWOOD AVENUE, BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 • FAX: 225.368.2476 • WWW.BENCHMARKGROUPLLC.COM

PROJECT NO.: 15-083 FILE NAME: Roy Riche Property DRAWN BY: DBF DATE: 12/21/15 DWG. NO:

EOP-8-15

PUBLIC HEARING
CITY OF CENTRAL
PLANNING AND ZONING COMMISSION
Date: 11/28/2016 Time: 6pm
Location: Kristenwood 14025 Greenwell Springs Rd.
Case Number: EOP-8-15
☐ REQUEST TO REZONE
FROM: _____
TO: _____
☒ OTHER REQUEST
Property Line Adjustment
Two Tracts into Two Tracts
For More Information Contact
City of Central 282-5000
16400 www.central-la.gov
Brown Rd

01/08/2016 10:42